



Flamborough Road, , Bridlington, East Riding Of Yorkshire, YO15 2HU

£315,000

Superb position. Established and well-regarded 7 bed guest house (6 letting rooms plus 1 bed annexe). Very versatile! Successful business/lifestyle with scope to reconfigure/update.



SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this excellent opportunity to purchase an established and successful guest house. Ideally located on Flamborough Road, very close to the North Beach and a few minutes walk into the centre of town. The charming and characterful semi-detached property provides versatile options, and currently comprises 6 en-suite letting rooms, plus a 1 bed annexe to the rear. Features include: attractive fireplaces, generous proportions, PVCU double glazing, gas central heating (2 modern boilers) and scope to modernise to personal tastes. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the location, space, value, character and opportunities for business/lifestyle/income.

PROPERTY SUMMARY

The accommodation includes spacious guest lounge/dining facilities (with bar), a kitchen, office/lounge, 6 en-suite letting bedrooms, store room and a separate annexe to the rear – ideal as owner's accommodation or a separate holiday let (with separate side access). Externally there are attractive and low maintenance seating areas to the front and rear.

LOCATION

This area of Flamborough Road is a popular and established location for residents and tourists. The North Beach is a very short walk away (300m), and Bridlington's town centre is just a few minutes' level walk, either via Flamborough Road or along the promenade. The town centre offers a wide variety of shops, services, restaurants, cafes and bars, and along with other large retail outlets in the town caters for almost every need. There is also easy access into the surrounding countryside, beautiful coastline and popular nearby villages, such as Flamborough, Sewerby and Bampton. Bridlington is one of the region's most popular coastal towns, ideal for holiday makers, families and those looking to retire by the sea. York, Scarborough, Filey, Hull, Beverley and Whitby are also within easy reach, where there is a further wide choice of shops, restaurants, bars and tourist attractions. There are excellent transport links, making this area a popular choice with commuters and holiday makers.

DIRECTIONS

Sat Nav location: YO15 2HU.

GROUND FLOOR

Reception Hallway

An ideal space for guests to arrive into, with space for guest information and leaflets. Staircase to the first floor. Door to:

Residents' Breakfast / Dining Room 16' 11" x 15' 8" (5.15m x 4.77m) into bay.

Spacious and bright dining space, with plenty of room for multiple tables and configurations. Large front bay window. Opening through to:

Residents' Lounge & Bar 19' 9" x 13' 1" (6.02m x 3.98m)

A comfortable and relaxing space for guests, with a focal period fireplace and an impressive built-in bar. For buyers who may not need this space for guests, it could easily be integrated into owner's accommodation, and the bar area could create a connecting hallway.

Office 13' 0" x 12' 11" (3.96m x 3.93m)



Spacious lounge sized room, ideal for admin and storage.

Kitchen 13' 5" x 11' 9" (4.09m x 3.58m)
Sized and equipped for commercial and domestic use.

FIRST FLOOR
Spacious and bright landing.

Room 1 15' 8" x 12' 6" (4.77m x 3.81m) inc en-suite.
Spacious double bedroom. En-suite. Front window.

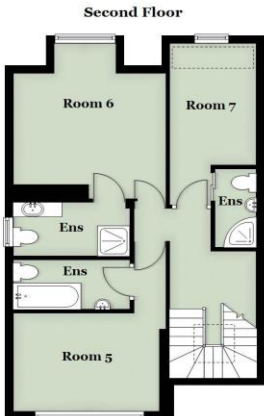
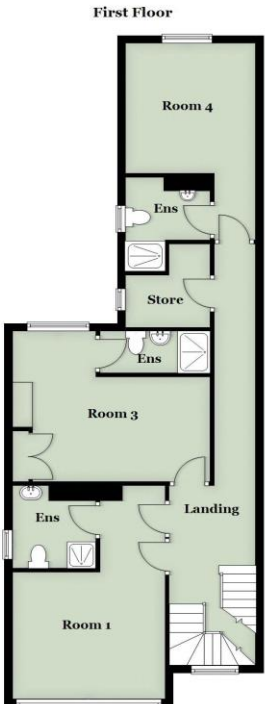
Room 3 (there is no room 2) 16' 1" x 12' 11" (4.90m x 3.93m) inc en-suite.
Large double/twin room. En-suite. Rear window.

Room 4 11' 4" x 10' 7" (3.45m x 3.22m) approx.
Double bedroom. En-suite. Rear window.

Store Room
Ideal for linen and supplies. Previously a separate toilet.
Side window.

SECOND FLOOR

Room 5 13' 11" x 11' 0" (4.24m x 3.35m) inc en-suite.
Double bedroom. En-suite bathroom. Front window.





Room 6 12' 6" x 11' 4" (3.81m x 3.45m)
Double bedroom. En-suite. Rear window.

Room 7 10' 8" x 7' 0" (3.25m x 2.13m)
Double bedroom. En-suite. Rear window.

REAR ANNEXE

A brick-built rear extension, creating an ideal self-contained annexe, holiday let or owner's accommodation – benefiting from independent separate gated side access.

Annexe Bedroom 11' 4" x 10' 7" (3.45m x 3.22m)
Double bedroom.

Annexe Bedroom / Lounge 10' 6" x 9' 5" (3.20m x 2.87m)
Double sized room.

Utility/Potential Kitchen 8' 0" x 7' 6" (2.44m x 2.28m)
Currently a utility, but could easily become a kitchen.

Tenure: Freehold.
Council Tax Band: A.

These details were prepared / amended on: 16/05/2025

AGENT'S STANDARD DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
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PROPERTY TO SELL?

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Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs:			
A	(95+)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)	54	
F	(21-38)		
G	(1-10)		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			72
England & Wales			
www.epc4u.com			

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